

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

33 Pitt Street, Fawkner Vic 3060

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$750,000

Median sale price

Median price \$845,000 Property Type House Suburb Fawkner

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	19 Wurruk St FAWKNER 3060	\$749,000	26/02/2022
2	7 Pitt St FAWKNER 3060	\$745,000	22/03/2022
3	108 Anderson Rd FAWKNER 3060	\$720,000	15/03/2022

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2022 15:36



Rooms: 7

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



19 Wurruk St FAWKNER 3060 (REI)

Agent Comments



Price: \$749,000

Method: Sold Before Auction

Date: 26/02/2022

Property Type: House (Res)

Land Size: 609 sqm approx



7 Pitt St FAWKNER 3060 (REI)

Agent Comments



Price: \$745,000

Method: Private Sale

Date: 22/03/2022

Property Type: House

Land Size: 573 sqm approx



108 Anderson Rd FAWKNER 3060 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 15/03/2022

Property Type: House

Land Size: 584 sqm approx